

DELEGATED DECISION REPORT

SMD/2022/0265
Valid 06/06/2022

ROCK COTTAGE CHEADLE
ROAD
WETLEY ROCKS

LAWFUL DEVELOPMENT
CERTIFICATE FOR A
PROPOSED SINGLE STOREY
REAR EXTENSION

(CERTIFICATE OF
LAWFULNESS - PROPOSED)

DESCRIPTION OF SITE

The site comprises of a semi-detached dwelling attached to the neighbouring dwelling (Rockfields Farm). This building may have formerly comprised of one larger stone dwelling before subdivision into Rock Cottage and Rockfields Farm. The dwelling has its own access and drive linked to Cheadle Road, a main road to the west. The access to the property is located to the 'side' of the property in relation to the principal elevation that fronts the highways.

The main built-up part of the village lies to the other side of the road but the site itself is outside of the development boundary of the village and lies in the Green Belt.

PROPOSAL

This application seeks approval for a certificate of lawfulness for proposed development under Section 192 of the Town and Country Planning Act 1990 for a single storey rear extension. The original plans showed the single storey extension will have a depth of 4metres and a length of 6m, however revised plans have been received reducing the depth to 3m. The total height of the extension will be 3metres, 3.5m including the roof lantern. The permitted development rights are intact.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 192 of The Town and Country Planning Act 1990 (as amended). The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

SITE HISTORY

No relevant history

EVIDENCE IN SUPPORT OF THE APPLICATION

- Application Form
- Site Plan and Roof plan
- Existing plan
- Proposed plan

OFFICER COMMENTS

Section 192 of The Town and Country Planning Act 1990 (as amended) entitles any person to ascertain whether-

(a) any proposed use of buildings or other land; or
(b) any operations proposed to be carried out in, on, over or under land, would be lawful, they may make an application for the purpose to the Local Planning Authority specifying the land and describing the use or operations in question. If, on an application under this section, the Local Planning Authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

Subsequently, the main considerations in respect of this application are whether the erection of a single storey rear extension is in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

A.1 Development is not permitted by Class A if— (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use); **The application site has not previously been involved as part of a change of use.**

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); **The proposed works will not exceed 50% of the total area of the curtilage.**

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; **The height of the proposed extension will not exceed the highest part of the roof of the existing dwellinghouse.**

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; **The eaves height of the proposed extension will not exceed the eaves height of the existing dwellinghouse.**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which— (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse; **The proposed extension is not located forward of the principal elevation of the original dwellinghouse and does not front a highway.**

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse. **The extension is located to the rear elevation of the property and would have a maximum depth of 3m. Therefore the development complies with this criteria.**

(ii) exceed 4 metres in height;
The proposed single storey extension does not exceed the height of 4 metres.

- (h) the enlarged part of the dwellinghouse would have more than a single storey and—
- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

The proposed extension will not exceed more than a single storey.

- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; **The height of the eaves does not exceed 3metres.**

- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- (i) exceed 4 metres in height,
- (ii) have more than a single storey, or
- (iii) have a width greater than half the width of the original dwellinghouse;
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j); **The proposed extension a rear extension only.**

- (k) it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, (iv) an alteration to any part of the roof of the dwellinghouse.; **The proposed extension does not include any of the points listed under part K.**

- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). **The dwellinghouse is not built under Part 20.**

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if— (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse. (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c) **The dwellinghouse is not located on article 2(3) land.**

In terms of the conditions sets out in A.3, the materials are proposed are of a similar appearance to the host dwelling, being natural stone.

Conclusion

The single storey rear extension meets the above permitted development requirements and therefore a Certificate of Lawful Development can be issued under Section 192 of the Town and Country Planning Act 1990.

OFFICER RECOMMENDATION : **Meets the requirements in the GPDO**

Case Officer: Lisa Li/Jane Colley

Recommendation Date: 02/09/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council